


Send tax notice to:
JOHN A. STRAUSS
120 NARROWS PEAK CIRCLE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2014614

WARRANTY DEED


20141205000382580 1/2 \$48.00
Shelby Cnty Judge of Probate, AL
12/05/2014 09:03:44 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BRADLEY H. WHISENANT and CAROL L. WHISENANT, HUSBAND AND WIFE **whose mailing address** is: 5109 STRATFORD ROAD BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by JOHN A. STRAUSS and HOLLY MARIE BENSON **whose mailing address** is: 120 NARROWS PEAK CIRCLE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 30, ACCORDING TO THE FINAL RECORD PLAT OF NARROWS PEAK SECTOR, AS RECORDED IN MAP BOOK 31 PAGE 125 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. #2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. EASEMENT(S) BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS RECORDED IN INST. NO. 2000-9755 AND AMENDED IN INST. NO. 2000-17136; INST. NO. 2000-36696; INST. NO. 2001-38328; INST NO. 20020905000424180 AND INST. NO. 20021017000508250 AND INST. NO. 20030716000450980.
4. EASEMENT TO ALAGASCO RECORDED IN INST. NO. 2000-1818.
5. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 20040910000506370.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER

RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO,
INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.

\$174,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that they
are free from all encumbrances, except as shown above; that it has a good right to sell and
convey the same as aforesaid; and that it will, and its successors and assigns shall,
warrant and defend the same to the Grantees, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 25th day of November, 2014.

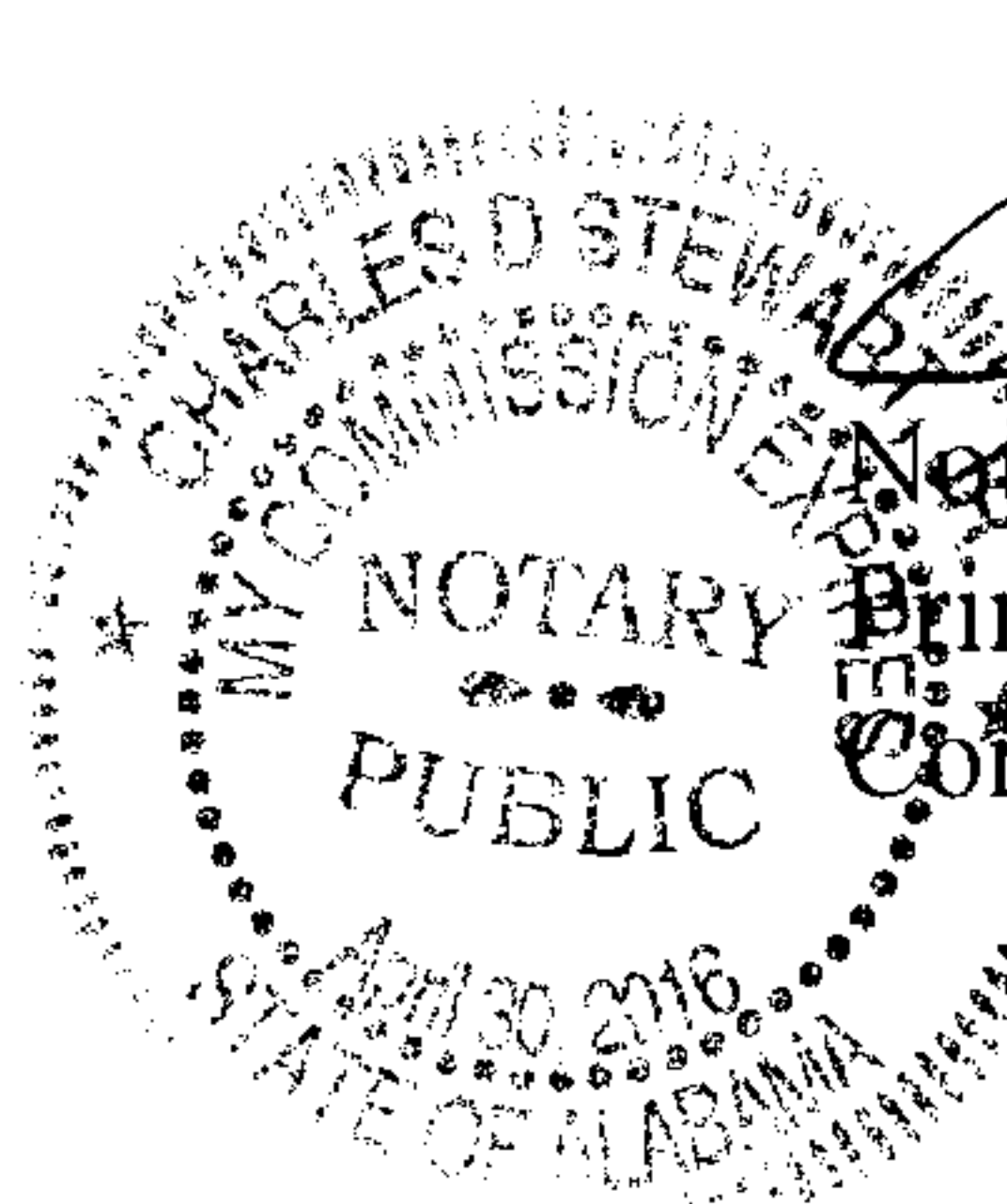

BRADLEY H. WHISENANT



CAROL L. WHISENANT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that BRADLEY H. WHISENANT and CAROL L. WHISENANT whose name(s)
is/are signed to the foregoing instrument, and who is/are known to me, acknowledged
before me on this day, that, being informed of the contents of the said instrument,
he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of November, 2014.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 12-30-18


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Shelby Cnty Judge of Probate, AL
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